



METRO Louisville

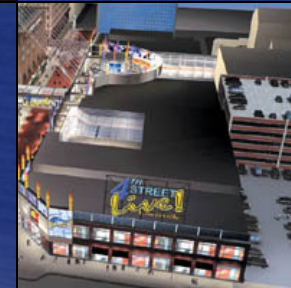




INTERIOR STRUCTURE



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Code Official; Duties and Powers (156.801)

- The Code Official shall enforce the provisions of this chapter.
- Right of entry. The Code Official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the Code Official is authorized to pursue recourse as provided by law.
- Identification. The Code Official shall carry proper identification when inspecting structures or premises in the performance of duties under this chapter.
- Citations, notices and orders. The Code Official shall issue all necessary citations, notices or orders to ensure compliance with this chapter.

Fire Safety Requirements

- Flammable matter. Highly flammable or explosive matter, such as paints, volatile oils and cleaning fluids, or combustible refuse, such as waste paper, boxes and rags, shall not be accumulated or stored on residential premises except in reasonable quantities consistent with normal usage.
- reasonable quantities, shall be properly stored in containers and in such manner so as not to come in contact with or be adversely affected by mechanical equipment or heat-producing appliances or fixtures.

- Accumulations and storage. Waste, refuse, or other materials shall not be allowed to accumulate in stairways, passageways, doors, windows, fire escapes, or other means of egress.



Smoke Detectors Required

- Single station detectors presently installed utilizing standard batteries may continue to be used as long as the units remain operational. Should an inspection of the concerned properties reveal these units out of service due to a low or no battery, it will be cause to replace the units with at least smoke detectors hard wired or 10 yr lithium.

- Egress: +2 stories 2 exits

NO KEYS from inside

- Smoke alarms:
Hardwired or 10 year Lithium Battery

Wall: Min. 4 inches
Max. 12 inches

- Each sleeping area



- Where a single detector will not adequately service all sleeping areas, there shall be a detector installed adjacent to each sleeping areas.
- In rooming units, the detector shall be centrally located.

Responsibility

- The tenant shall be responsible for maintaining and testing the detectors, which are within this or her exclusive control during the life of the tenancy.
- At every change of tenancy in multi-family residential and dormitories, the owner shall test for operational detectors.

Owner responsibility

- It shall be the responsibility of the property owner to install at least smoke detectors powered by a hardwire AC primary power source or a self-monitored, non-removal ten year lithium battery before transfer of the property to a new party. A signed affidavit of the property owner, given to purchaser, seller, and real estate agent before transfer will suffice in meeting this requirement.

Interior

- The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure, which they occupy or control, in a clean and sanitary condition.



Interior Surfaces

- including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be-repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

wall surfaces



Lead Base Paint

- *Lead-based paint.* The owner must comply with federal and state statutes and standards and local statutes and standards for the abatement of existing lead base paint and the application of lead base paint.

Chipping, flaking paint



Floors and walls in bath and kitchen

- Shall be constructed and maintained to allow cleanliness and sanitary conditions.
- Floor surfaces shall be composed of approved water-resistance materials and be substantially impervious to water damage.

Bathroom floor



Bathroom walls

- The walls of every bathroom, to a height of 48 inches if there is a tub and 72 inches if there is a shower, shall be constructed of water-repellant material in that area adjacent to the tub or shower.

Deteriorated tub



Interior doors

- Interior doors. Every interior door shall fit reasonable well within its frame and shall open and close properly and securely as intended by the manufacture.

RUBBISH AND GARBAGE

- All exterior and interior of every structure shall be free from any accumulation of rubbish or garbage.

Disposal of rubbish shall be placed in approved containers.

Disposal of garbage shall be disposed of in a clean and sanitary manner by placing garbage in an approved garbage disposal facility or approved garbage containers

GARBAGE



Extermination

- Extermination- All structures in which insects rodents are found shall be promptly exterminated by an approved process that will not be injurious to human health.
- Proper precautions shall be taken to prevent re-infestation.

Responsibility

- Owner- in the structure prior to rental
- Single Occupant in single family dwellings- responsible for extermination of the premises while occupying property.

Multiple Occupancy

- The owner of any multiple use dwellings shall be responsible for extermination in the public or shared areas of the structure and exterior property. If the infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination

Rodent prevention

- Occupants are responsible for pest free conditions except where infestations are caused by defects in structures.

Condemnation

- Unsafe Structure
- Unsafe Equipment
- Structure unfit for human occupancy
- Unlawful Structure

Unsafe Structure

- An unsafe premise is one found dangerous to life, health, property, by not providing safeguards from fire, contains unsafe or damaged equipment and/or may result in collapse,
- or has existence of public nuisance.

Public Nuisance

Any structure or building that is in a state of:

- Dilapidation
- Deterioration or decay
- Faulty construction
- Overcrowded
- Open
- Vacant or abandoned
- Damaged by fire to the extent as not to provide shelter and/or in danger of collapse or failure; and dangerous to anyone on or near the premises

Unsafe Equipment

- Unsafe equipment includes heating and cooking equipment, elevators, elect. wiring, flammable liquid containers that are hazardous to life, health, property or safety to the public or premise.

Structure unfit for human occupancy

- Whenever property is unsafe, unlawful, lacks maintenance or disrepair, is unsanitary, vermin or rat infested, contains filth, lacks ventilation, illumination, sanitary or heating facilities or because of location is hazardous to the public or occupants.

Unlawful Structure

- Unlawful structure.
- An unlawful structure is one found in occupied by more persons than permitted by law, or was erected, altered or occupied contrary to law.

Emergency Measures

may be taken in situations of.....

- Imminent danger.
 - Structural failure or collapse of building
 - Danger due to explosion, fumes or vapors
 - Operation of dangerous or defective or unapproved equipment.

continued

- AND MAY RESULT IN:
 - immediate evacuation
 - immediate repair
 - Destruction or confiscation of equipment
 - Or demolition of structure

Handrails and Guards

- *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior flight of stairs having more than four risers, and every open portion of a stair, landing or balcony, which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) no more than 42 inches (1067 mm) high, measured vertically above the nosing of the tread or above the finished floor of the landing, walking surfaces or grade. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony or grade

Public Nuisance

12 months---more "1"

- Prostitution
- Controlled Substance
- Alcohol
- Gambling

1st offense \$100-500

Subsequent
\$500-5,000

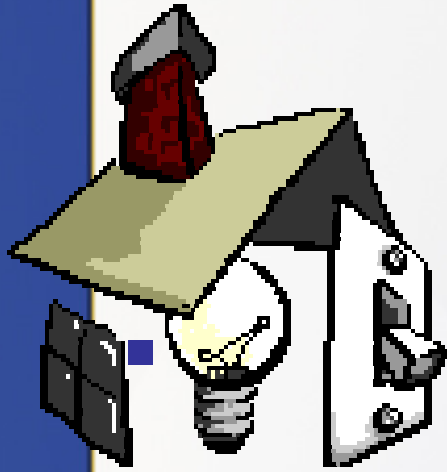
Amended ordinance helps in crime crackdown



BY SAM UPSHAW JR., THE COURIER-JOURNAL

Louisville employees worked to board up a home at 37 College Court yesterday afternoon under the city's nuisance ordinance.

City uses nuisance law to board up home



Light/Ventilation/Occupancy

Light = 8% of floor area

Hall and Stairs = one- 60 watts for ea. 200 sq ft

Not greater than 30' spacing

Occupancy

Ceiling height = 7'

Bedrooms = 70 sq. ft. 50 sq. ft

	1-2	3-5	6+
Living room	0	120	150
Dining room	0	80	100
Kitchen	50	50	60

Ventilation =
45% of 8%

Other spaces

- All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

Electrical:

60 AMP

3 wire

120/240 volts

2- outlets Habitable rooms

1- outlet = GFCI in the bathroom

Lighting = 1 light

Public Hall

Interior Hall

Laundry

Bathroom

Kitchen

Bedroom

Plumbing:

Water Heater = 120 degrees F

Mechanical:

Heat = 65 degrees (Oct 1-May1)

except temperature below 0 degrees = 60 degrees



*3 foot above floor
2 foot exterior wall*

Transfer of ownership.

- Property owner shall first furnish the grantee, transferee, or mortgagee a true copy of any compliance order or notice of violation issued by the Code Official
- Property owner shall furnish to the Code Official a signed and notarized statement from the grantee, transferee, or mortgagee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections
- In lieu of the above, the owner/seller, prior to sale, transfer, mortgage, contract for deed or other disposal of the affected property, may post a bond with the Metro Government for an amount of **150%** of the costs to abate all known violations. Upon abatement of all violations, the bond will be released.

Identification of responsible local agent

- Unless there is an on-site management office or a notice posted in conspicuous places on site (available to all tenants) providing the name and telephone number of a 24 hours/7 days a week maintenance and emergency repair service company, the owner must supply the lessee in writing the name, address, and phone number of an individual that is responsible for the maintenance of the property in accordance with the code.
- **The owner must keep the lessee informed of any change of this information to insure it is always current.**

Questions and Answers



